

North Park Community Plan Update

January 19, 2016



Items to be Discussed

- Proposed Density Bonus Along the Rapid Transit Line
- Use of a Process Four Planned Development Permit as a way to increase public input with Planning Commission approval on development projects
- Update on Glossary
- Timeline and Next Steps

Land Use Element and Map Revisions

- Additional density from up to 145 dwelling units per acre (du/a) would be allowed with a Process 4 Planned Development Permit along length of El Cajon Boulevard (110 dus/a) and a portion of Park Blvd between University Avenue and El Cajon Boulevard (73 dus/a).
 - Supports Mid-City rapid transit line and future light rail line
 - Helps to transition from auto-dominated low intensity commercial development to pedestrian-oriented and transit supportive uses
 - Provides more housing opportunities
 - Helps in meet green house gas emission reduction targets

Draft Land Use Map

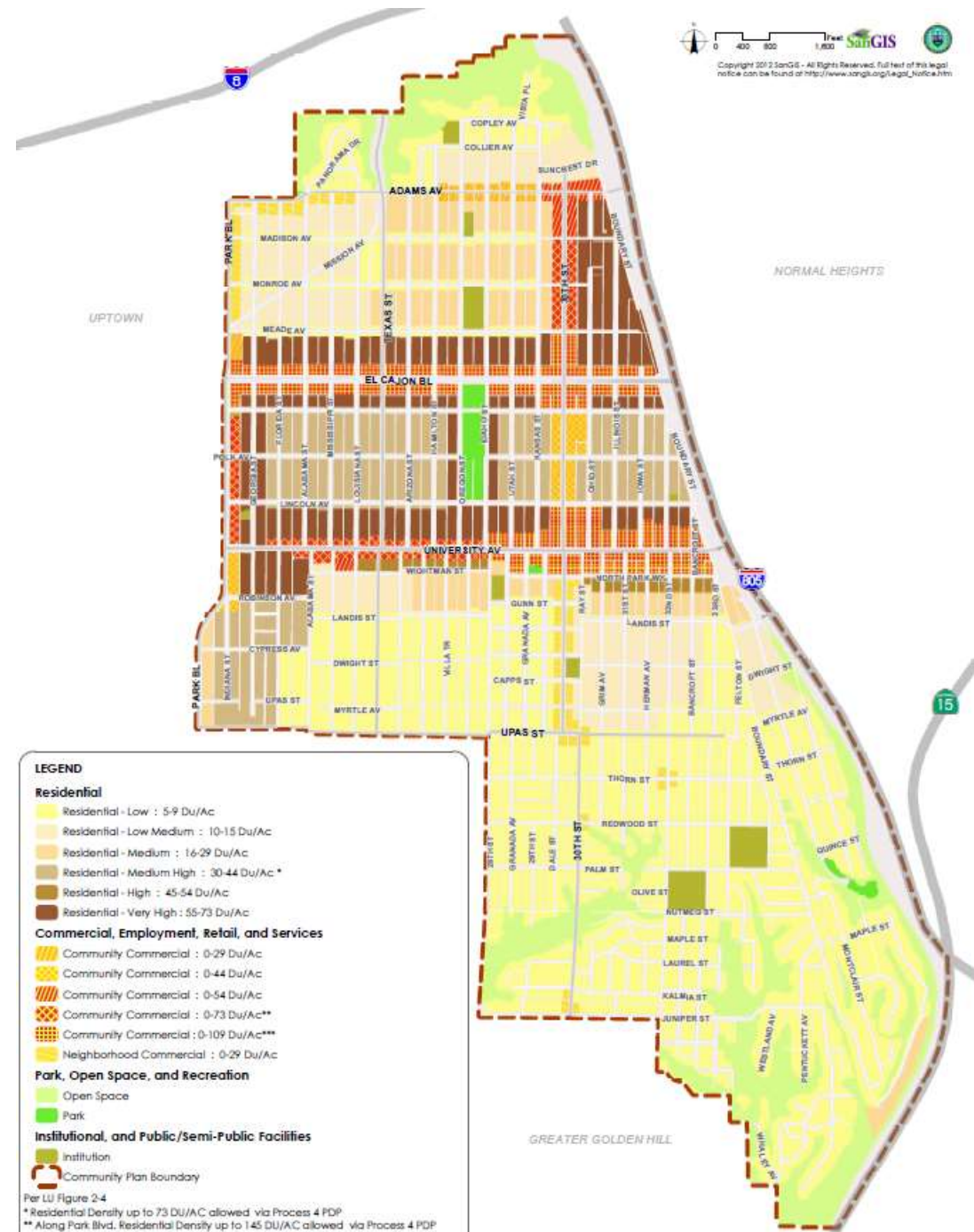
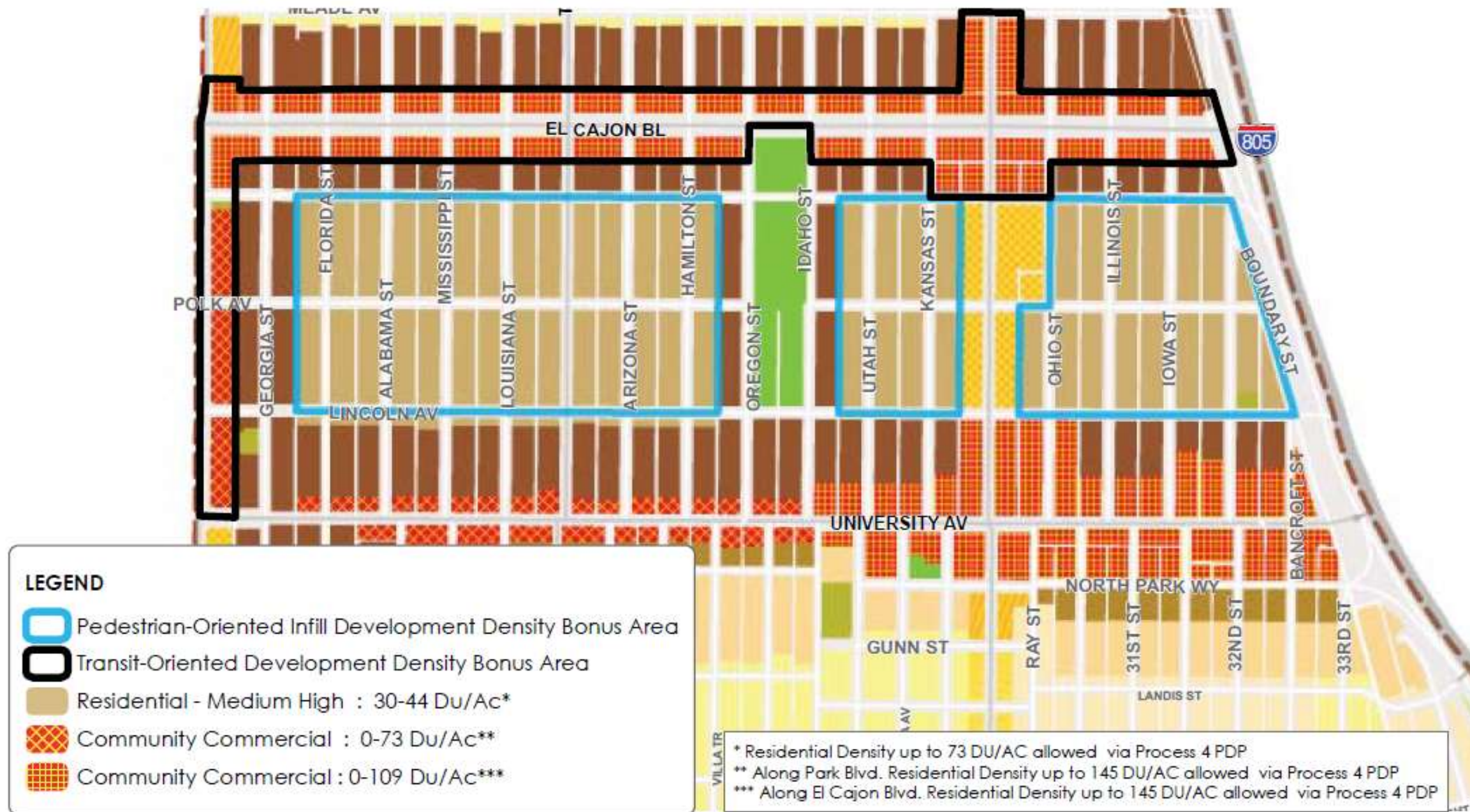


Figure 2-4: Density Bonus Areas



2.8 COMMUNITY PLAN DENSITY BONUS PROGRAM

The Community Plan is designed around a strong transit-oriented development (TOD) framework that focuses new higher density and intensity development within the Village Districts and along the transit corridors. However, there are opportunities to transform the projects that were developed from the 1960's through the 1980's that were not sensitive to North Park's character and its traditional architectural and design treatments as well as along the Bus Rapid Transit Line that runs along Park Boulevard (between University Avenue and El Cajon Boulevard) as well as the entire length of El Cajon Boulevard (Park Boulevard to Interstate-805). The Community Plan Density Bonus Program is separate from the State of California's Affordable Housing Density Bonus Program that is subject to the City's Affordable Housing Density Bonus Regulations in Land Development Code (LDC) Chapter 14, Article 3, Division 7. The Affordable Housing Density Bonus Program is available to eligible development citywide.

PEDESTRIAN-ORIENTED INFILL DEVELOPMENT DENSITY BONUS

This Community Plan Density Bonus Program is available to applicants in Multi-Family Residential areas designated as Medium High up to 44 dwelling units per acre within the area located between Lincoln Avenue and Howard Avenue, see Figure 2-4 for location. The intent of the Density Bonus Program is to create more street and pedestrian friendly projects. The Density Bonus for this area allows for the density range to be increased up to 73 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a Process 4 Planned Development Permit (PDP). A project using the Community Plan Density Bonus Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the Land Development Code for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

TRANSIT-ORIENTED DEVELOPMENT DENSITY BONUS

This Community Plan Density Bonus Program is available to applicants along the Bus Rapid Transit Corridor in areas designated 73 dus/acre along Park Boulevard and 109 dus/acre along El Cajon Boulevard. See Figure 2-4 for location. The intent of the Density Bonus Program is to allow for increased residential density to create more street and pedestrian friendly projects that support transit. The Density Bonus for this area allows for the density range to be increased up to 145 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a Process 4 Planned Development Permit. A project using the Community Plan Density Bonus Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the Land Development Code for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

PDP Basics

- Mechanism to implement land use plan policies
- Cannot adversely affect the land use plan
- Cannot be detrimental to the health, safety and welfare of the public
- Process 4 Planning Commission Hearing
 - 300 foot noticing requirement
 - Planning Group Recommendations to ensure consistency with the community plan, community character, design transition and other potential impacts

PDP Basics Continued

WHAT DEVELOPMENT REGULATIONS ARE INCLUDED IN A PDP THAT A DEVELOPMENT MUST MEET?

- The following regulations must be complied with in order to approve a PDP:
 - Public Transportation
 - Parking and Access
 - Landscaping
 - Fences and Walls
 - Signs
 - Accessory Structures
 - Shadow Plan
 - Criteria for Development Design
 - Maximum Floor Area ratio (Commercial)
 - Ground Floor Occupancy (Commercial)
 - Outdoor Amenities and Recreation Facilities

Glossary

- Staff is incorporating the North Park CPU Glossary Terms into the General Plan
- Staff will review and then provide as an attachment to the North Park Community Plan

Timeline and Next Steps

- February 2016: Request two meeting of the North Park Planning Group to review Zoning and CPIOZ Implementation Element
- March 2016: Program Environmental Impact Report Development
- April 2016: Final Draft Community Plan and EIR Development
- May 2016: PEIR out for 60-day public review
- Summer 2016: Impact Fee Schedule Development with CPG
- August 2016: PEIR Public Review Comment Period Closes and Response to Comments begins
- September 2016: Final EIR and Final Vote from CPG on Community Plan
- October thru November 2016: Public Decision Maker Hearings